

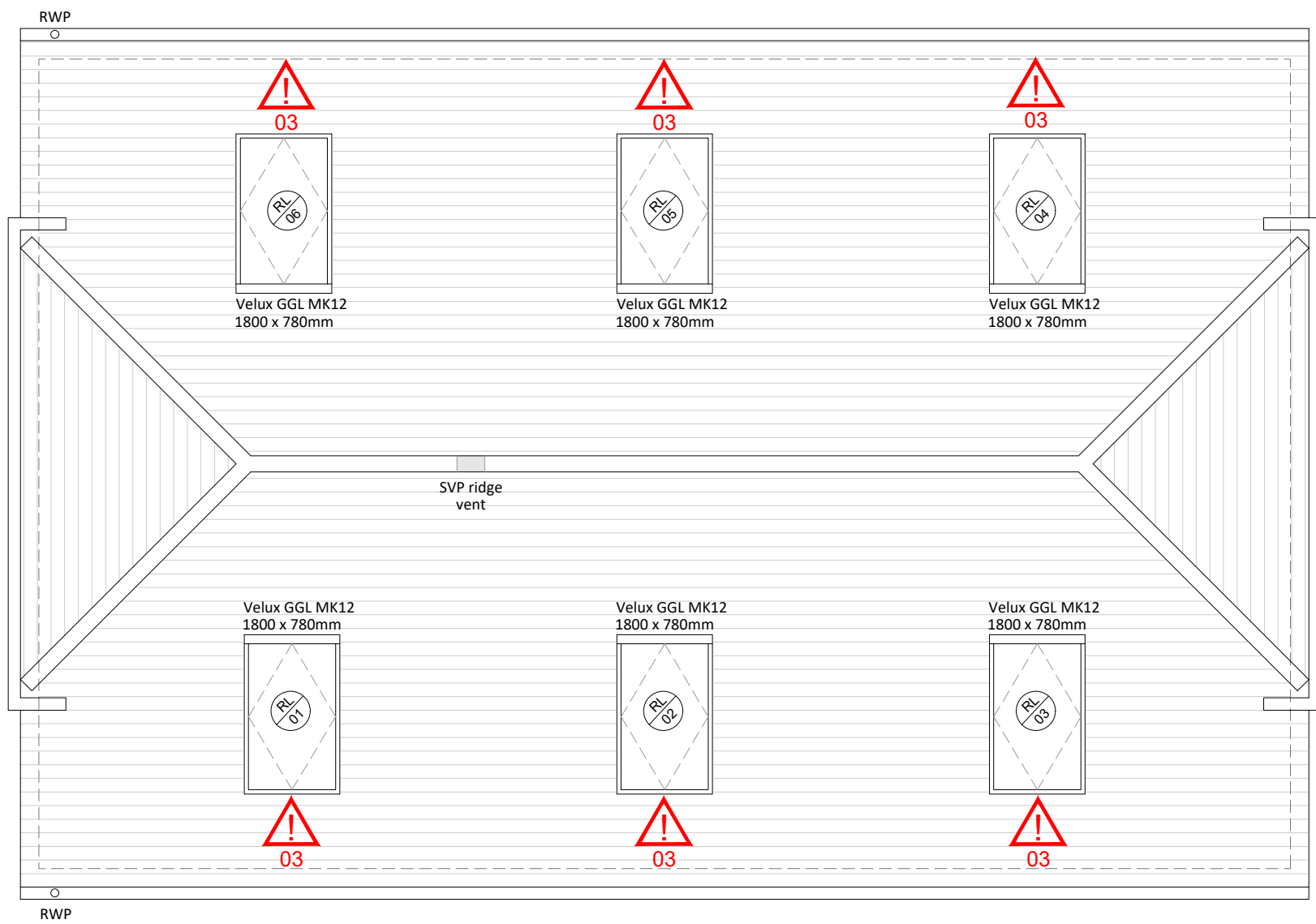
NOTES

- DO NOT SCALE OFF THIS DRAWING EXCEPT FOR PLANNING PURPOSES
- CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED
- ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT Building Regs/Planning-NMA, BRITISH STANDARDS AND CODES OF PRACTICE
- COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ARCHITECT AND IT MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

Drains
Contractor to check the invert of the existing drains and also the location and direction of flow prior to commencement of work. Any conflict with the drawings to be reported to the Architect prior to the commencement of works. Exact location to be agreed on site. New connections to existing foul water system are to be inspected prior to works for suitability. Air admittance valves are only to be used after the foul water system is inspected and deemed to be sufficiently ventilated. Below ground drainage by others.

This drawing is to be read in conjunction with the Building Regs/Planning-NMA notations, Structural Engineer's design and calculations (by others) and truss design and calculations (by specialist sub contractor).

NB: these drawings have been prepared for **Building Regulation compliance only** and do not provide specific construction details or setting out. If these drawings are used for construction purposes, Folkes architects will not take any responsibility for setting out or any work carried out on site. If instructed Folkes Architects will provide Construction information as per our appointment and Terms of Conditions



ROOF PLAN

FIRE DETECTION AND PROTECTION
Existing fire alarm system to be retained and adapted to incorporate additional smoke and heat detectors as required.
All structural steelwork to receive ½ hour fire protection (half-hour fire rated building). For the exact sizing and positioning of beams, refer to structural engineers drawings.

MEANS OF ESCAPE PROVISION
Area equipped with mains operated optical smoke detection. **(S)**

ACCESSIBILITY
Approach to front entrance is new and will have a level threshold

NB: these layouts are to read in conjunction with the following consultants information: Tamara Engineers - Structural Engineering package

VENTILATION STRATEGY

- new windows are to be fitted with trickle vents, such as delta vent and grille by passivent, or similar approved.

n.b. all vents to provide min. 10,000mm² equivalent free ventilation area, and are to be installed in strict accordance with manufacturer's recommendations

SURFACE WATER/ SOAKAWAY CALCULATIONS
approx. location of soakaway - calculated as follows:

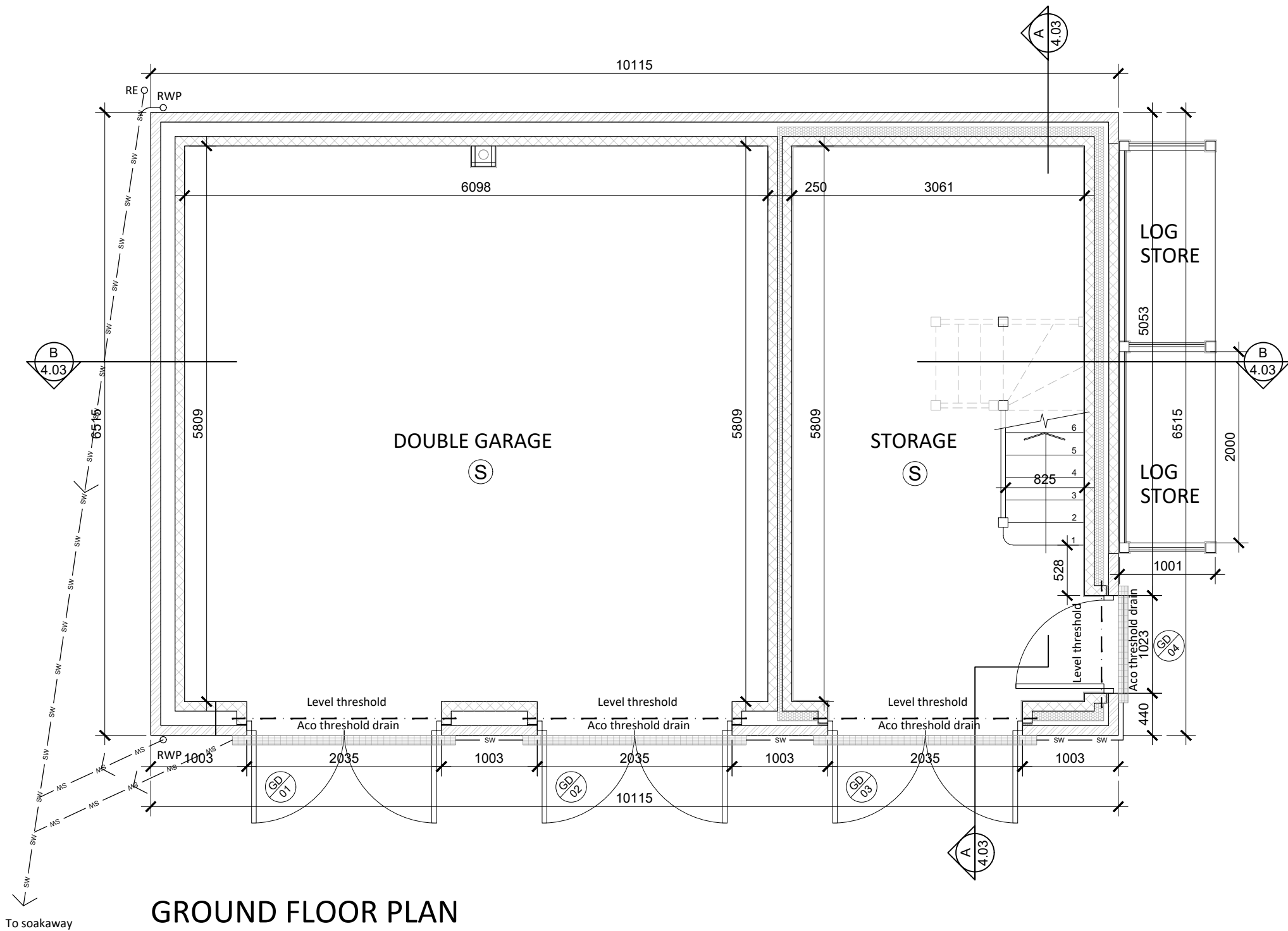
- 85m² of drainable roof area of garage (66 x 1.29)
- each crate is 1000 (l) x 500 (w) x 400mm (d)

therefore, based on 20m² of drainable area = 1m³
5no. crates are required in one layer

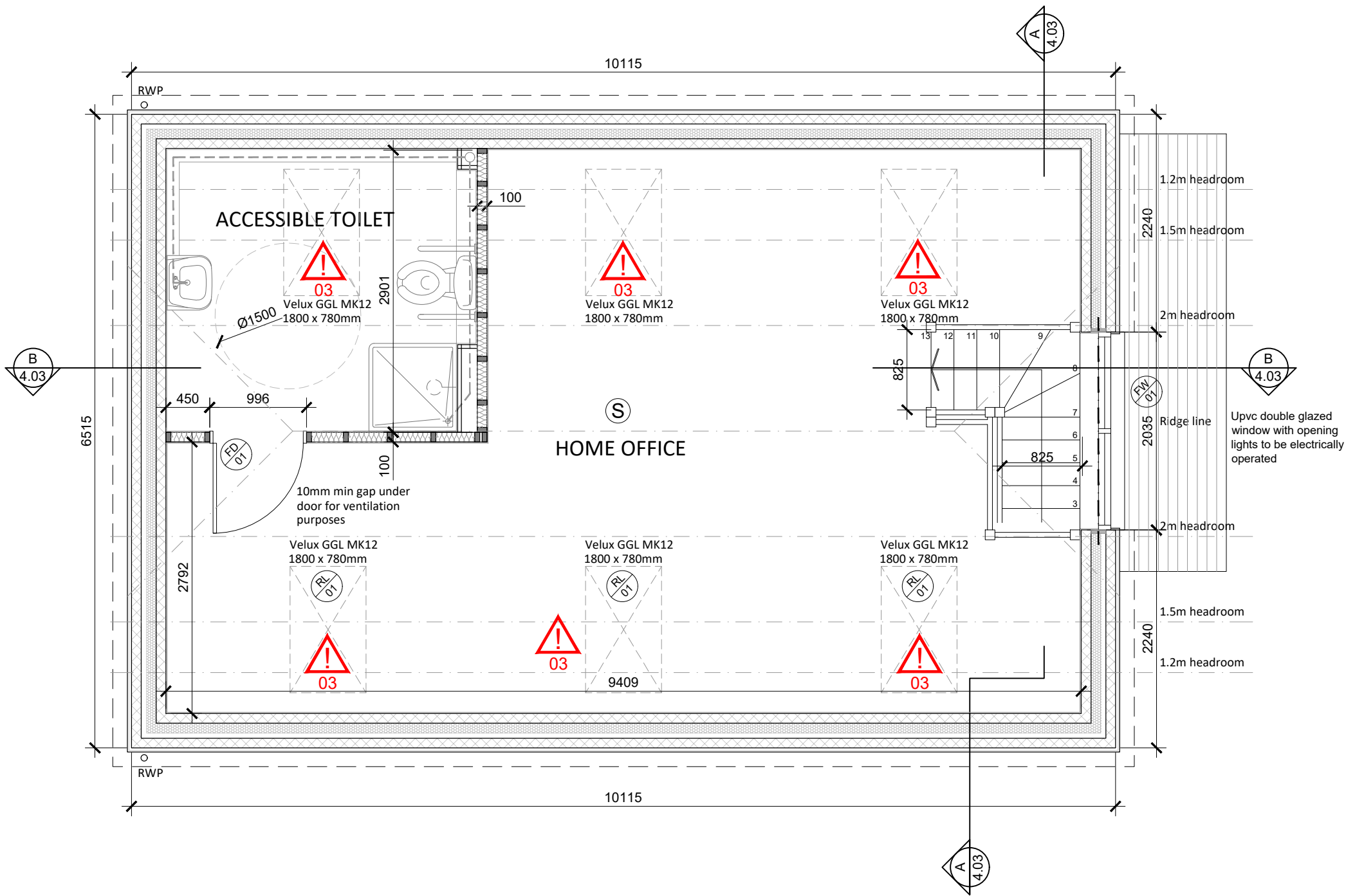
Residual Fire Risk	
These risks have been identified as being residual risks which: a) have been reduced/ mitigated through specification and as such, the specification is not to be varied without expressed permission from the Principal Designer; b) the Principal Contractor is to take into account when preparing the Construction Management Plan and project specific RAMS.	
Risk ID	Risk ID
F01	Specification: 12.5mm thick Gyproc Fireline Plasterboard to be installed where new steel work and ceiling to ground floor are to be constructed to achieve 30min fire protection

Residual Risk	
these risks have been identified as being residual risks which the Principal Contractor is to take into account when preparing the Construction Management Plan and project specific RAMS	
Risk ID	Risk ID
01	Overhead telecommunication lines across site entrance and where new garage is to be located. Care taken when entering and leaving site and when constructing garage
02	Site access is accessed off Gatehouse Lane which has an assumed designated 60mph speed limit. Caution when accessing and leaving the lane and keeping road clean.
03	Maintenance of rooflights. Cleaning at height/access to roof creates a residual risk so to be openable to be able to be cleaned from inside.

Legend:
(S) Mains operated interlinked optical smoke detector with battery back-up



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV	DATE	BY	AMENDMENT
folkes architects 1 01903 89829 info@folkesarchitects.co.uk The Old Forge 6 Church Street Storrington West Sussex BN20 4LA			
CLIENT Ms L Bibby			
JOB TITLE Gatehouse Farm Gatehouse Lane Hassocks West Sussex BN6 9LE			
DRAWING TITLE Proposed Floor Plans			
PROJECT STAGE Building Regs/Planning-NMA			
DRAWING STATUS Building Regs/Planning-NMA NOT FOR CONSTRUCTION USE UNLESS STATED AS 'CONSTRUCTION'			
DATE Oct 2025	SCALE 1:50@A1	DRAWN BY GW CHECKED BY	
JOB NO. 25050	DRAWING NO. 4.02	REVISION	